

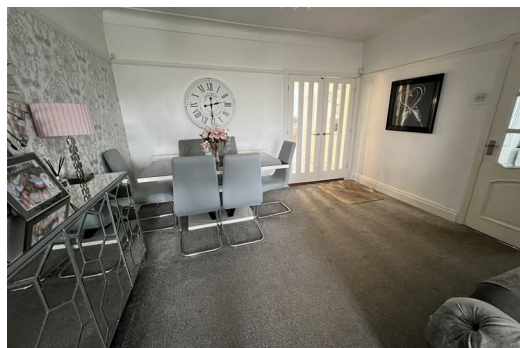


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Rookery Lane, Rainford, WA11 8BL Offers In Excess Of £374,950

We are pleased to announce for sale this four bedroom extended semi detached property which would be an ideal family home. The property benefits from gas central heating and being UPVc double glazed and briefly comprises of: entrance hallway, shower room, lounge, dining room, kitchen, sun room, and utility room all to the ground floor. To the first floor there are three double bedrooms and a family bathroom. To the second floor is a further bedroom or study. Externally the property is set on a good sized plot with gardens to the front and rear and a driveway for off street parking. Viewing is highly recommended to appreciate the size and finish of this property and can be arranged through our office or by calling 01744 24341.



Entrance Hallway

Entrance door, stairs to first floor, and radiator.

Shower Room

Vanity sink unit, stand in shower cubicle, low level wc, radiator, tiled walls, and laminate flooring.

Lounge

16'11" x 11'8" (5.17 x 3.58)

Two UPVc double glazed windows to front aspect, and radiator.

Dining Room

13'2" x 12'11" (4.02 x 3.96)

Double doors leading through to kitchen, and radiator.

Kitchen

14'11" x 11'10" (4.56 x 3.61)

Full range of wall and base units, integral electric double oven and hob with extractor fan, sink with mixer tap, integral dishwasher, and ceramic floor tiles.

Utility Room

11'9" x 5'8" (3.60 x 1.73)

UPVc double glazed door, UPVc double glazed window to side aspect, and plumbed for washing machine.

Sun Room

20'3" x 8'11" (6.19 x 2.73)

UPVc double glazed windows and double doors leading into rear garden, two Velux windows, ceramic floor tiles, and radiator.

First Floor Landing

Stairs to second floor.

Bedroom One

17'1" x 11'9" (5.21 x 3.59)

Two UPVc double glazed windows to front aspect, and two radiators.

Bedroom Two

11'4" x 10'9" (3.46 x 3.29)

UPVc double glazed window to side aspect, fitted wardrobes, and radiator.

Bedroom Three

12'0" x 9'0" (3.66 x 2.75)

UPVc double glazed window to rear aspect, and radiator.

Family Bathroom

8'7" x 6'2" (2.62 x 1.90)

UPVc double glazed window to rear aspect, free standing bath, vanity sink unit, low level wc, radiator, and tiled walls.

Second Floor

Bedroom Four

14'6" x 11'0" max (4.43 x 3.36 max)

UPVc double glazed window to front aspect, and radiator.

External

Enclosed gardens to the front and rear with the front being mainly laid to lawn with fenced boundaries. To the rear is a good sized garden with both patio and lawn areas and fenced boundaries. There is also double gates with driveway for off street parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	